



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Island Strategic Action Committee

Tuesday, June 4, 2024

5:30 PM

Seashore Middle Academy
14253 S. padre Island Dr. C.C. TX. 78418

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A. Call To Order

The meeting was called to order at 5:31pm

B. Roll Call

Present: 14 - Meagan Furey, Robert Corbett, Roy Coons, Charles F. Duffley, Cheryl Segrest, Stephen Armstrong, Terry A. Palmer, Marvin Jones, Robert Pruski, Craig Thompson, William Hibbs, Alan Guggenheim, Kamran Zarghouni, and R. Bryan Gulley

C. Public Comment

There was no public comment.

D. Approval of Minutes and Action on Absences

1. [24-0894](#) ISAC Meeting Minutes for 5/7/24

Attachments: [ISAC Minutes 5.7.24 DRAFT](#)

This Minutes was approved.

G. Unfinished Business

2. **24-0895** Ex- Officio Updates: Watershore Beach & Advisory Committee, Parks & Recreation Advisory Committee, Nueces County, & Visit Corpus Christi

Watershore Beach & Advisory Committee (not in attendance)

Parks & Recreation Advisory Committee (Twila Stevens)

More public comment requesting a skate park on the island, received a report on

Commodores Park including the phasing and the skate park is listed on the final phase

Visit Corpus Christi (Brett Oetting)

Just received the 2023 Economic Impact Report on tourism, same one that the state uses, record tourism, \$1.44B spent in the city limits, increase of 4.5% (Galveston increased by 1.2% and the rest of the state decreased by 1%), we are starting to slow down (as is the rest of the country), looking at flat numbers compared to last summer, not as many flights, folks staying close to home, VCC already made changes to their advertising, did receive information from local hoteliers that they are seeing more walk-ins than RSVPs (more local stays).

Wrapping up the work for the fall/winter campaign, will start advertising in the north soon. Survey went out about a month ago about development with KIII, "what do you want to see around the city?" 4800 responses from within the city limits, island the most responsive of the six regions, will be unveiling those in July and will review them with the city, not looking to find outside investors, hoping to help develop local restaurateurs whole process is in the hopes of investing in Corpus Christi.

Nueces County (Bryan Gulley)

Bids went out for Packery Channel, all higher than what we have money for, Calallan Marine came in the lowest at \$22.5M, only have \$21M, having a meeting to value engineer, concrete vs. steel piers (might be less expensive), looking to get the price down, Boardwalk should be built soon in Packery Channel park, living shoreline right behind it, \$6-7M in grants, Briscoe King more expensive so will need to come up with another \$8.5M (noted that \$4M has already been earmarked from the Island TIRZ). Packery Channel Park with boardwalk completion estimated around 2025 with living shoreline and bird watching pier.

Member Robert Pruski: question about the extension of the no-wake zone.

Member Bryan Gulley: not sure, mostly my property, would probably vote against it, it's a long drive to extend to no wake.

Sergio Gonzalez (PARD): the team can reassess the no-wake zone, ISAC made a motion to support it previously, Parks is currently ordering items and hiring contractors to replace the signs, could review whatever ISAC recommends.

3. **24-0896** Beach Updates

Darren Gurley: Picked up 51 tons of trash this past weekend, good crowd, mostly well behaved, beach rescue had 392 preventables, 5 rescues with 14 people saved, 13 missing people found. Received the USACE permit and it is under staff review, looks great. Can now move sand from north to south Packery, more flexibility to move sand and widen the beach, lots of rules about where we can move sand from and to. Probably will not move any sand until after the summer, it's been nice and crowded on the weekends. More coastal flooding recently than usual. Lifeguards looking good, down to needing 5 or 6, 20 more than we had last year, will keep advertising, pay/incentives/bonuses have been a big help with recruitment and has gotten the city better swimmers and applicants with more experience.

4. 24-0897 Parks Updates

Sergio Gonzalez: Event this weekend: Endurance Fest 3-Day Event, runs on Friday and Saturday with a bike ride on Sunday, last year around 1000 people, this year we already have 1300 people signed up with an expected 150-200 additional registrations, received great feedback from last years event, getting lots of traction.

Commodores Park: TIRZ #2 approved another \$400K for project design as well as a conceptual design for skate park, \$1.4M total, already had \$1M for the Master Plan & Design. The \$1.4M is for the Master Plan and phases 1, 1A, and 2.

Conceptual/schematic for the community center and skate park included so that there is room in the plans for them. Will need some cost estimates to see what our capacity will be, mostly high levels of cost right now. Also hoping to connect to trail system in Whitecap Development, could provide a few miles of connected trails. Ongoing maintenance will be factored in once the facilities are brought online, would go into the operating budget. Estimated time of completion for the design is 12-18 months with a better idea of the skate park closer to 12 months.

Member Bob Corbett: is Commodores Park the right place to put a skate park? Seems like Billish Park is more central.

Member Cheryl Segrest: Yes, there are 892 signatures on a petition for a skate park in Commodores Park. Most kids go to Gypsy right now, but we would like it somewhere closer soon.

5. 24-0898 Island Project Updates

No updates to provide.

6. 24-0899 TIRZ #2 Updates

No updates to provide, please see Island Funding Presentation for more information.

H. New Business for Discussion and Possible Action**7. [24-0900](#) By-Laws Review**

Attachments: [ISAC Amended Bylaws July 2024](#)

Please see attached presentation for more information.

8 members of ISAC a quorum.

Categories now "preferred" not "required."

Motions vs. Resolutions: technicality, motions for City Departments are not as effective.

Updates to by-laws proposed, Member Marvin Jones to submit a redline of the bylaws for consideration at the next ISAC meeting.

8. [24-0901](#) Funding Sources for Island Projects Overview

Attachments: [ISAC Presentation 6.4.2024](#)

Please see attached presentation for more details, presented by Assistant City Manager Heather Hurlbert.

Question about Whitecap Effluent Waterline: not just for the development, also utilizing to get the water to the other side of Park Rd. 22, Lake Padre Development also interested, would extend along Whitecap for other interested parties.

Question about funding from the TIRZ #2 for the JFK Causeway: no, it is not within the TIRZ boundaries however projects that benefit the TIRZ can be considered, would have to amend the Project & Financing Plan to allow for the use.

Question about the three funding sources for Commodores Park: Bond 2022, Bond 2024, and TIRZ #2 as of right now but will receive operating funds once maintenance costs are established.

Question about parks development fund fees and the difficulty finding eligible projects: something to consider and look in to.

Question about the "lack of funding for the island" in Bond 2024 and the reference to the TIRZ to make up the difference: Bonds are supported by property taxes, TIRZ funding stays here just for investment on the island, meaning that there is quite a large difference between funding sources for the island and the rest of the city.

Question about approaching Del Mar to participate in the TIRZ: Absolutely, they were not interested when we were renewing in 2022 but that can always change.

I. Future Agenda Items

ADP Projects, Island Mobility Plan Update, Island Seawall Improvements Update, By-Laws Review (with ISAC edits), and Commodores Skate Park Discussion with Possible Action.

J. Adjournment

Meeting adjourned at 7:06pm